

WARRICK COUNTY COUNCIL RESOLUTION NO. 2004-02

A PRELIMINARY RESOLUTION DECLARING AN ECONOMIC  
REVITALIZATION AREA FOR PROPERTY TAX ABATEMENT

WHEREAS, Broadway Summitt, LLC (the “Applicant”) has submitted a Statement of Benefits and made application for Economic Revitalization Area designation pursuant to IC 6-1.1-12.1 et seq, and Warrick County Council Resolution No. 2004-02 (the “Tax Abatement Resolution”) for the real estate located at 7190, 7160, 7110 Parker Dr., Newburgh, Warrick County, Indiana and described as:

Lots 2, 3, 4, 5, 6, 7, 8, and 9 in Paradise Park Subdivision. Subdivision of the south half of the south east quarter, SE quarter Section 14, Township 6 South, Range 9 West, Ohio Township, Warrick County, Indiana

AND WHEREAS, said property meets the criteria for designation as an Economic Revitalization Area pursuant to IC 6-1.1-2.1 et seq;

NOW, THEREFORE, BE IT RESOLVED by the Warrick County Council as follows:

Section 1. The Warrick County Council has reviewed the Statement of Benefits and additional information submitted pursuant to IC 6-1.1-12.1 et seq and the Tax Abatement Resolution, and make the following findings:

- a. The estimate of the value for both the redevelopment and or rehabilitation of property and construction of structures to be used for rental and services is reasonable for projects of that type, and
- b. The estimate for the number of individuals who will be employed or whose employment will be retained by this project can be reasonably expected to result from the proposed redevelopment and/or rehabilitation, and construction of structures to be used for rental or real estate and services; and
- c. The estimated of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed redevelopment and/or rehabilitation; and
- d. The totality of benefits likely to accrue from this project is sufficient to justify a tax deduction; and
- e. The property know as Paradise Park

Has been found to meet the requirements of an Economic Revitalization Area pursuant to IC 6-1.1-12.1

Section 2. Based on this findings, the Warrick County Council has determined that the purposes of IC 6-1.1-12.1 are served by allowing the deduction and the property described in Section 1.e (above is hereby declared to be an Economic Revitalization Area.

Section 3. The designation of this Economic Revitalization Area should apply to property tax deductions for "property" as provide in IC 6-1.1-12.1-3 and "personal property" as described in IC 6-1.1-12.1-4.

Section 4. The designation of this is Economic Revitalization Area should be in effect up to and including 12/31/09.

Section 5. Deductions for redevelopment and/or rehabilitation which takes place with this Economic Revitalization Area shall be allowed for a period of Five (5) years beginning with increases in assessed value which are first assessed on March 1, 2004.

Section 6. The Warrick County Auditor shall cause to be published notice of the adoption and substance of this resolution in accordance with IC 5-3-1. Said notice shall be in compliance with IC 6-1.1-12.1-2.5 ©.

Section 7. This Resolution shall be in full force and effect from and after its passage and action had confirming, modifying and/or rescinding the same.

PASSED this 11<sup>th</sup> day of March, 2004.

WARRICK COUNTY COUNCIL

Gary Meyer  
Gary Meyer, President

Robert Addington  
Robert Addington

Raymond Bracher  
Raymond Bracher

David Hachmeister  
David Hachmeister

Ray McIntyre  
Ray McIntyre

Joe Schitter  
Joe Schitter

Greg Richmond  
Greg Richmond

Attest:

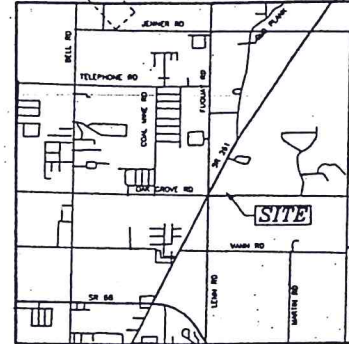
Richard J. Kixmiller  
Richard Kixmiller  
Warrick County Auditor



# PARADISE PARK

SUBDIVISION OF THE SOUTH HALF OF THE SOUTH EAST QUARTER,  
SOUTH EAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 9 WEST  
OHIO CIVIL TOWNSHIP, WARRICK COUNTY, INDIANA

CURVE TABLE										
NUMBER	Δ	DO	CD	T	R	L	LC	E	M	
C1	28°47'57"	28°38'52"	S 67°04'21" E	51.35	200.00	100.53	99.47	6.49	6.28	
C2	19°08'25"	28°38'52"	S 71°54'07" E	33.72	200.00	66.81	66.50	2.82	2.78	
C3	11°05'21"	28°38'52"	N 62°13'56" E	290.31	200.00	387.02	329.40	152.53	86.54	
C4	11°18'36"	07°38'22"	N 05°34'52" E	74.26	750.00	148.05	147.81	3.67	3.65	



LOCATION MAP  
SCALE 1"=400'

BENCHMARKS  
TBM #1  
Small RR Spike in SE Side Prop SH Quadrant S.R. 261  
& Fugate Road Eas. 422.56

060-1369-0250  
Warrick County School Corporation  
300 East Elm Street  
Boonville, IN

COUNTY DRAINAGE BOARD  
I, James A. Farny, hereby certify that I am the  
Secretary of the Warrick County Drainage Board; that on  
May 6, 1999, the drainage plan for Paradise Park  
Subdivision was presented before the Board and that on  
June 6, 1999, the drainage plan was approved by said  
Board. The drainage easements shown on the plat will  
not be under the continuing jurisdiction of this Board,  
which has no authority over the construction or  
subsequent maintenance of such drains. The drainage  
easements inure solely for the benefit of the landowners  
in the subdivision, and no dedication thereof to the  
County or this Board is to be implied by this approval.

James A. Farny  
Secretary  
12-27-00

060-1369-0460  
V. Darrell & Ruth F.  
Racaster  
6966 Oak Grove Rd.  
Newburgh, IN

060-2469-0010  
Briak Trust  
c/o Walter R. Brink  
6900 Oak Grove Rd.  
Newburgh, IN

LEGEND  
Boundary  
Right-of-Way  
Building Setback  
Easement

CERTIFICATE OF APPROVAL  
UNDER THE AUTHORITY PROVIDED TITLE 36, ARTICLE 7, CHAPTER 700, ET SEQ., OF THE  
INDIANA CODE AND ALL ACTS AMENDATORY THEREOF, A MAJORITY OF THE MEMBERS OF THE WARRICK  
COUNTY AREA PLAN COMMISSION HAVE GIVEN PRIMARY APPROVAL TO THIS PLAT IN THE MANNER  
PRESCRIBED IN THE WARRICK COUNTY SUBDIVISION CONTROL ORDINANCE AT A MEETING HELD ON THE  
16th DAY OF October, 2000 / 1999

WARRICK COUNTY AREA PLAN COMMISSION  
Donna J. Lewis PRESIDENT  
William R. Phillips SECRETARY

PLAT RELEASED:  
2-21-01  
DATE: March 1, 2001  
SECRETARY

## NOTARY CERTIFICATE

STATE OF Indiana  
COUNTY OF Warrick

I, the undersigned, a Notary Public in and for the County and State, personally appeared  
Mark Hart Hendrickson  
who acknowledged the execution  
of the foregoing instrument  
as his or her voluntary act  
and deed, for the purposes  
therein expressed. Witness  
my hand and Notary Seal  
this 16th day of October, 2000.  
My Commission Expires: April 18, 2008

Notary Public in  
Warrick, IN  
County, State  
Mark Hart Hendrickson  
Notary Public  
Walter R. Brink  
(Type of printed name)



## DEDICATION CERTIFICATE

"We, the undersigned owners of the real estate shown and described hereon, do hereby lay off, plat and subdivide said real estate in accordance with this plat. This subdivision shall be known and designated as Paradise Park, an addition to Ohio Township, Warrick County, State of Indiana. All streets and alleys and public open spaces shown on this plat, between which lines and the property lines of the roads, there shall be erected or maintained no building or structure. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or shall be permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserve to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS OUR HANDS AND SEALS THIS 16th day of October, 2000.

PEOPLES TRUST & SAVINGS BANK  
132 S. 3rd Street  
Boonville, IN  
Mark Hart Hendrickson  
Mark Hart Hendrickson, President



## SURVEYORS CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered land surveyor, of the State of Indiana; that this plat correctly represents a survey completed by me on May 4, 1999; and that all the monuments shown hereon actually exist, and that their locations, size, type and material are accurately shown and comply with provisions of the Subdivision Control Ordinance as noted.

Witness my hand and seal the 16th day of October, 2000.

James A. Farny  
James A. Farny  
Registered Land Surveyor No. 50551  
Bernardin Lehmkueller & Associates, Inc.  
6200 Vogel Road  
Evansville, IN 47715

## BOUNDARY DESCRIPTION

That part of the South Half of the Southeast Quarter of the Southeast Quarter of Section 14, Township 6 South, Range 9 West, Ohio Civil Township, Warrick County, Indiana, which lies east of S.R. 261, and more particularly described as follows:

Beginning at the southwest corner of said half quarter quarter section; thence North 00 degrees 05 minutes 04 seconds East 100.64 feet along the west line of said half quarter quarter section to a point where said west line intersects the eastern right-of-way of S.R. 261; thence North 27 degrees 19 minutes 37 seconds East 827.96 feet along the eastern right-of-way of S.R. 261 to a point where said eastern right-of-way intersects the north line of said half quarter quarter section; thence North 89 degrees 51 minutes 17 seconds East 985.67 feet along said north line to a point 35.00 feet South 89 degrees 51 minutes 17 seconds West of the northeast corner of said half quarter quarter section; thence South 15 degrees 46 minutes 43 seconds East 129.80 feet to a point on the east line of said half quarter quarter section 129.80 feet South 00 degrees 08 minutes 08 seconds East of the northeast corner of said half quarter quarter section; thence South 00 degrees 08 minutes 08 seconds East 542.42 feet along the East line of said half quarter quarter section to the southeast corner thereof; thence South 89 degrees 55 minutes 34 seconds East 1310.72 feet along the south line of said half quarter quarter section to the point of beginning and containing 18.150 acres (790,600 square feet) more or less.

LOT 1  
111,567 SF  
2.561 AC  
#7199

LOT 2  
50,124 SF  
1.151 AC  
#7155

LOT 3  
43,934 SF  
1.009 AC  
#7111

LOT 8  
61,995 SF  
1.423 AC  
#7160

LOT 9  
45,529 SF  
1.045 AC  
#7190

LOT 7  
105,610 SF  
2.424 AC  
#7110

LOT 6  
108,329 SF  
2.487 AC  
#7022

LOT 5  
53,931 SF  
1.238 AC  
#7033

LOT 4  
78,115 SF  
1.793 AC  
#7077

Point of Beginning  
A  
Eddy Miller &  
Virginia B. Miller Trust  
6899 Miller Ln.  
Newburgh, IN

## GENERAL NOTES

Zoning: The project is zoned R0. All adjacent property is zoned as noted.  
Flood Plain Data: Per F.I.R.M. Panel Number 180418 0100 C, dated February 3, 1993, Warrick County, Indiana, no portion of the subdivision lies within the designated 100 year flood zone.  
Utilities: Water, gas, telephone and electric are available at the site. Sanitary sewers will be constructed on site with gravity lines. All lots will be routed to a pump station to be constructed near the intersection of Waldo Way and Oak Grove Road.  
Access: Primary access to the subject property will be from S.R. 261 to the west. A secondary entrance will be constructed off of Oak Grove Road.  
The S.R. 261 right-of-way is irregular in width, the majority being 40 feet in width. A uniform 40 foot width is proposed along the entire subdivision.  
Additional right-of-way for Oak Grove Road is shown to clear the way for future widening of Oak Grove Road when needed.  
Roads: Both Parker Drive and Waldo Way shall be constructed as per Warrick County Standards. All improvements within S.R. 261 right-of-way will be permitted by MDOT.  
Temporary Erosion Control (during construction): Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or clover, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have three rows and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.  
Erosion Control for Ditches: Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an ion control mat at completion of ditch grading. Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.